

**INTRODUCTORY\***  
**CITY OF BALTIMORE**  
**COUNCIL BILL \_\_\_\_\_**

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Introduced by: The Council President  
At the request of: The Administration (♦)

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**A BILL ENTITLED**

**AN ORDINANCE concerning**

**Zoning – Maritime Industrial Overlay District**

FOR the purpose of establishing a Maritime Industrial Overlay District to which certain additional zoning regulations apply; defining certain terms; designating certain use, bulk, and other regulations for the Overlay District; prohibiting certain uses within the Overlay District; and generally relating to the establishment, administration, and effect of an overlay zoning district.

BY adding

Article - Zoning

Section(s) 8-401 through 8-411, inclusive, to be under the subtitle designation

“Subtitle 4. Maritime Industrial Overlay District”

Baltimore City Revised Code

(Edition 2000)

**SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the Laws of Baltimore City read as follows:

**Baltimore City Revised Code**

**Article – Zoning**

**Title 8. Overlay Districts**

**SUBTITLE 4. MARITIME INDUSTRIAL OVERLAY DISTRICT**

*PART I. DEFINITIONS; OVERVIEW*

**EXPLANATION:** CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.

**\* WARNING:** THIS IS AN UNOFFICIAL, INTRODUCTORY COPY OF THE BILL.  
THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.

**§ 8-401. DEFINITIONS.**

(A) *IN GENERAL.*

IN THIS SUBTITLE, THE FOLLOWING TERMS HAVE THE MEANINGS INDICATED.

(B) *MARITIME.*

“MARITIME” MEANS OCEAN-GOING SHIPPING AND COMMERCE ASSOCIATED WITH THE PORT OF BALTIMORE.

(C) *MARITIME INDUSTRIAL OVERLAY DISTRICT; DISTRICT.*

“MARITIME INDUSTRIAL OVERLAY DISTRICT” OR “OVERLAY DISTRICT” MEANS THE AREA DESIGNATED ON THE ZONING MAPS ADOPTED UNDER THIS ARTICLE AS THE MARITIME INDUSTRIAL OVERLAY DISTRICT.

**§ 8-402. DESIGN.**

THE MARITIME INDUSTRIAL OVERLAY DISTRICT IS DESIGNED TO ENSURE THE PRESERVATION OF LIMITED DEEP-WATER FRONTAGE OF THE PORT OF BALTIMORE FOR MARITIME USE . THE INTENT IS TO DELINEATE AN AREA WHERE MARITIME SHIPPING CAN BE CONDUCTED WITHOUT THE INTRUSION OF NON-INDUSTRIAL USES AND WHERE INVESTMENT IN MARITIME INFRASTRUCTURE IS ENCOURAGED.

**§§ 8-403 TO 8-405. {RESERVED}**

*PART II. GENERAL REQUIREMENTS*

**§ 8-406. IN GENERAL.**

IN ADDITION TO THE GENERAL PROVISIONS OF TITLE 3 {“GENERAL RULES”} OF THIS ARTICLE, THE FOLLOWING PROVISIONS APPLY TO THE MARITIME INDUSTRIAL OVERLAY DISTRICT.

**§ 8-407. USE REGULATIONS.**

(A) *IN GENERAL.*

EXCEPT AS PROVIDED IN SUBSECTION (B) OF THIS SECTION, ALL USES IN THE OVERLAY DISTRICT ARE AS OTHERWISE ALLOWED BY THIS ARTICLE FOR THE UNDERLYING DISTRICT.

(B) *PROHIBITED USES.*

NOTWITHSTANDING ANY OTHER PROVISION OF THIS ARTICLE, THE FOLLOWING USES ARE PROHIBITED WITHIN THE OVERLAY DISTRICT:

(1) HOTELS AND MOTELS.

(2) OFFICES: BUSINESS AND PROFESSIONAL, OTHER THAN ACCESSORY.

- (3) PLANNED UNIT DEVELOPMENTS.
- (4) RESTAURANTS AND LUNCH ROOMS, OTHER THAN ACCESSORY WITHOUT LIVE ENTERTAINMENT OR DANCING.
- (5) TAVERNS.
- (6) ANY OTHER USE THAT IS NOT EXPRESSLY ALLOWED BY THIS ARTICLE FOR AN INDUSTRIAL DISTRICT.

**§ 8-408. BULK REGULATIONS.**

THE BULK REGULATIONS SET FORTH IN THIS ARTICLE FOR EACH UNDERLYING DISTRICT APPLY TO PROPERTIES IN THE OVERLAY DISTRICT.

**§ 8-409. OFF-STREET PARKING.**

OFF-STREET PARKING SPACES MUST BE PROVIDED IN ACCORDANCE WITH TITLE 10 {“OFF-STREET PARKING REGULATIONS”} OF THIS ARTICLE AS IT APPLIES TO THE UNDERLYING DISTRICT.

**§ 8-410. SIGNS.**

SIGNS ARE ALLOWED ONLY IN ACCORDANCE WITH TITLE 11 {“SIGN REGULATIONS”} OF THIS ARTICLE AS IT APPLIES TO THE UNDERLYING DISTRICT.

*PART III. ADMINISTRATION*

**§ 8-411. PROPOSED AMENDMENTS.**

(A) *IN GENERAL.*

ANY PROPOSED AMENDMENT TO THE MARITIME INDUSTRIAL OVERLAY DISTRICT MAP MUST BE REVIEWED IN ACCORDANCE WITH TITLE 16 {“LEGISLATIVE AUTHORIZATIONS”} OF THIS ARTICLE.

(B) *PLANNING COMMISSION REVIEW.*

IN ADDITION, THE PLANNING COMMISSION MUST CONSIDER THE PROPOSED AMENDMENT IN RELATION TO:

- (1) THE MASTER PLAN;
- (2) THE NEED TO ENSURE THE LONG-TERM PRESERVATION OF THE DEEP WATER ASSETS OF THE PORT OF BALTIMORE FOR MARITIME USE; AND
- (3) THE NEED TO PROTECT MARITIME USES FROM THE INTRUSION OF NON-INDUSTRIAL USES.

**SECTION 2. AND BE IT FURTHER ORDAINED,** That the area outlined in red on the map accompanying this Ordinance is designated as the Maritime Industrial Overlay District to which this Ordinance and Title 8, Subtitle 4 of the Baltimore City Zoning Code, as enacted by this Ordinance, apply.

**SECTION 3. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the accompanying map and in order to give notice to the agencies that administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council shall sign the map; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the map; and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the map to the Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of Housing and Community Development, the Supervisor of Assessments for Baltimore City, and the Zoning Administrator.

**SECTION 4. AND BE IT FURTHER ORDAINED,** That the catchlines contained in this Ordinance are not law and may not be considered to have been enacted as a part of this or any prior Ordinance.

**SECTION 5. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day after the date it is enacted.